



OFFICIAL RECORD  
AMY ELMER, RECORDER

APN 011-110-19

APN \_\_\_\_\_

APN \_\_\_\_\_

**GRANT, BARGAIN AND SALE DEED**

**Title of Document**

**Affirmation Statement**

X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

\_\_\_\_\_ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law:

(State specific law)

*Gregory A. Miles* \_\_\_\_\_  
Signature Title **Attorney**

Gregory A. Miles  
Print

05/24/2022  
Date

**Grantees address and mail tax statement:**

Aristotelis Eliades  
1220 Calico Drive  
Las Vegas, NV 89161

**PARCEL NO.: 011-110-19**

**WHEN RECORDED, MAIL TO:**

Aristotelis Eliades  
1220 Calico Drive  
Las Vegas, Nevada 89161

**MAIL TAX NOTICE TO:**

Aristotelis Eliades  
1220 Calico Drive  
Las Vegas, Nevada 89161

**GRANT, BARGAIN AND SALE DEED**

THIS GRANT, BARGAIN SALE DEED is executed as of the 24<sup>th</sup> day of May, 2022, by Peter Eliades, Trustee of the Peter Eliades Revocable Trust u/a/d March 11, 2019 as grantor (the "Grantor"), whose address is 9125 Buffalo Drive, Las Vegas, Nevada 89113 in favor of "Calico Mountain, LLC, a Nevada limited liability company, as grantee ("Grantee").

**WITNESSETH:**

FOR THE SUM OF SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby Grants, Bargains, Sells and Conveys to Grantee one-half (1/2) of Grantor's ownership interest in that certain plot of real property situated in the County of Lincoln, State of Nevada, bearing APN No. 011-110-19, and described more particularly as follows:

The East Half (E ½) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 11, Township 5 South, Range 60 East, M.D.B. & M. according to the Official Plat of said land on file in the Office of the Bureau of Land Management.

Excepting and reserving, also, to the United States all oil, gas and potassium in the land so patented, and to it or to persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of June 1, 1938 as reserved in the Patent recorded May 11, 1967 in Book "N-1", page 197 of Real Estate Deeds, Lincoln County, Nevada records.

SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record enforceable at law or in equity:

1. Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records.
2. Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or by making inquiry of persons in possession thereof.

3. Easements, claims of easement or encumbrances that are not shown by the public records.

4. Discrepancies, conflicts on boundary lines, shortages in area, encroachments or any other facts that a correct survey would disclose, and that are not shown by public records.

5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights or claims or title to water.

6. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Taxes for the current fiscal year.

IN WITNESS WHEREOF, Grantor has executed this Deed in favor of Grantee as of the date first set forth above.

“Grantor”

THE PETER ELIADES REVOCABLE TRUST,  
a Nevada Revocable Trust u/a/d March 11, 2019

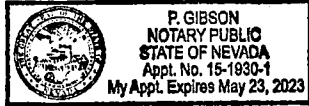
By: Peter Eliades

Its: Trustee, Peter Eliades

STATE OF NEVADA        )  
                                      : ss.  
COUNTY OF CLARK     )

On the 24<sup>th</sup> day of May, 2022, personally appeared before me, a notary public, Peter Eliades, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, and who acknowledged that he executed the instrument.

P. Gibson  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 011-110-19  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse           | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg              | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural           | h. <input type="checkbox"/> Mobile Home      |
| <input type="checkbox"/> Other                     |  |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 75,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 75,000.00  
 d. Real Property Transfer Tax Due \$ 292.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 50 %  
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Peter Eliades Capacity: Grantor/Trustee  
 Signature \_\_\_\_\_ Capacity: Grantee/Trustee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Peter Eliades, Trustee  
 Address: 9125 Buffalo Drive  
 City: Las Vegas  
 State: Nevada Zip: 89113

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Calico Mountain, LLC  
 Address: 1220 Calico Drive  
 City: Las Vegas  
 State: Nevada Zip: 89161

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Royal & Miles LLP Escrow # \_\_\_\_\_  
 Address: 1522 W. Warm Springs Road  
 City: Henderson, NV 89014 State: \_\_\_\_\_ Zip: \_\_\_\_\_